

IN RE: PETITION FOR VARIANCE

NEC Eastern Avenue
And 47th Street
12th Election District
7th Councilmanic District
(7103 Eastern Avenue)

Joseph J. & Christina L. Lamb
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-515-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Joseph J. and Christina L. Lamb. The Petitioners are requesting a variance for property they own located at 7103 Eastern Avenue, which property is located in the Colgate area of Baltimore County. The variance request is from Sections 400.1, 427 and 102.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a pool to be located in an area of their rear yard on a corner lot, not in the third farthest removed from any street, and for an accessory structure to occupy more than 50% of the area of such third and for fencing to have a height of 6 ft. in lieu of the required 3 ½ ft. abutting a neighbors front yard and a fence of 3.5 feet in height at the intersection of two public streets within 25 ft. of the intersection in lieu of the permitted 3 ft.

Appearing at the hearing on behalf of the variance request were Joseph and Christina Lamb.

There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.215 acres, more or less, zoned D.R.5.5. The subject property is improved with a single family dwelling and a garage. In addition, the Petitioners propose to install a swimming pool in the side yard as is shown on the site plan submitted along with the petition. Mr. & Mrs. Lamb testified that they recently purchased the property which had been abandoned as a

CASE RECD FOR FILING

Date

8/19/99

By

R. J. J. J.

result of a fire. The subject property sat derelict for approximately four (4) years until such time as Mr. & Mrs. Lamb purchased it from the bank. Mr. Lamb has done extensive renovations to the subject property, which includes the installation of a white PVC fence around the property's perimeter, as well as improvements to the house itself. The Lambs, who live down the block from the subject property, hope to relocate their family into this property once all renovations are completed. Furthermore, the Petitioners wish to install a swimming pool on the subject property which they have always had at their existing residence. In order to complete the renovations of the property, the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the

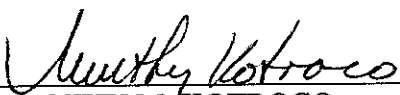
RECEIVED PLANNING
8/19/99
R. Jameson

relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 19th day of August, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 400.1, 427 and 102.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool to be located in an area of their rear yard on a corner lot, not in the third farthest removed from any street, and for an accessory structure to occupy more than 50% of the area of such third and for fencing to have a height of 6 ft. in lieu of the required 3 ½ ft. abutting a neighbors front yard and a fence of 3.5 feet in height at the intersection of two public streets within 25 ft. of the intersection in lieu of the permitted 3 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for the building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 18, 1999

Mr. & Mrs. Joseph J. Lamb, Sr.
7109 Eastern Avenue
Baltimore, Maryland 21224

Re: Petition for Variance
Case No. 99-515-A
Property: 7103 Eastern Avenue

Dear Mr. & Mrs. Lamb:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7103 EASTERN AVE.

which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 427 AND 102.5; B.C.Z.R., TO PERMIT A POOL TO BE LOCATED IN AN AREA OF THE REAR YARD (CORNER LOT) NOT IN THE THIRD FARTHEST REMOVED FROM ANY STREET; AND, FOR ALLEYS AND STRUCTURES TO OCCUPY MORE THAN 50% OF THE AREA OF SUCH THIRD; AND FOR FENCING TO HAVE A HEIGHT OF 6FT. IN LIEU OF THE REQUIRED 3.5FT. ABUTTING A NEIGHBORS FRONT YARD, AND A FENCE OF 3.5FT. IN HEIGHT OF the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) AT THE INTERSECTION OF 2 PUBLIC STREETS WITH 25ft. OF THE INTERSECTION IN LIEU OF THE PERMITTED 3ft.

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No.

99-515A

RED 9/15/98

Legal Owner(s):

Joseph J. Lamb Sr.

Name - Type or Print

Signature

Christina L. Lamb

Name - Type or Print

Signature

7109 EASTERN AVE.

N 302 652 812

Address

H 410 285 4535

Telephone No.

BALTO.

City

MD.

State

21224

Zip Code

Representative to be Contacted:

Same

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

gum

Date

6-18-99

To: The Zoning Commissioner of Baltimore County

This property known as 7103 Eastern Avenue has sat vacant for more than 4 years. We have purchased the property with the intent to live there. We have resided at 7109 Eastern Avenue for more than 14 years which is 3 doors up the street. Due to the typography of the location and being a corner lot, it is only suitable to place our swimming pool in the south corner of the yard which adjoins our neighbors front yard. They have no objection to a pool there nor a 6 foot tall, white pvc fence. We have 4 children, 2 licensed dogs, and have always had a pool. The fence has been set up to add privacy and security to the rear of the yard by using 6 foot pvc with a lattice top. Half way up 47th street we have reduced the fence to a 42 inch Gothic Pickett fence, to wrap around the front and allow visibility to the yard but also making it secure. The front fence is 6 inches over code on the front corner. Due to continued theft at this time, trash dumping, owners allowing their animals to use the yard, we are asking a variance to put this fence up to the corner. It will not obscure vision of the corner which has a stop sign, and we have taken out a 50 foot Blue Spruce tree which allows more visible access to the corner. Every corner in the GraceLand Park Subdivision has a corner lot with a fence higher than 36 inches. This property had a wrought iron fence around the property which was 48 inches tall up until September of 98, which I took it down because it was falling and was a danger. It would not look uniform to cut the fence down or drop it 6 inches 25 foot from each corner. Another home in this area on a corner lot, at an intersection, has a identical fence which was recently put up. We have invested over \$6000.00 dollars for this smaller fence and would like to put it around our property. We will supply photographs and street names of other properties at the time of the hearing. During a hearing in 1992, for which a man was bringing home his full size dump truck, it was noted that these homes in this one area are considered to be the gateway to GraceLand Park Development. This fence would add security and beauty to this gateway and would not be an obstruction to vision.

Sincerely

Joseph & Christina Lamb



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7103 EASTERN AVE.

which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 427 AND 102.5; 8CZ2, TO PERMIT A POOL TO BE LOCATED IN AN AREA OF THE REAR YARD (CORNER LOT) NOT IN THE THIRD FARTHEST REMOVED FROM ANY STREET; AND, FOR ALLEYS OR STRUCTURES TO OCCUPY MORE THAN 50% OF THE AREA OF SUCH THIRD; AND FOR FENCING TO HAVE A HEIGHT OF 6FT. IN LIEU OF THE REQUIRED 3.5FT. ABUTTING A NEIGHBORS FRONT YARD, AND A FENCE OF 3.5FT. IN HEIGHT OF THE Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) AT THE INTERSECTION OF 2 PUBLIC STREETS WITH 25ft. OF THE INTERSECTION IN LIEU OF THE PERMITTED 3ft.

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Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JOSEPH J. LAMB SR.

Name - Type or Print

Signature

CHRISTINA L. LAMB

Name - Type or Print

CHRISTINA L. LAMB

Signature

W 302 652 8112

7109 EASTERN AVE.

H 410 285 4535

Address

Telephone No.

BALTO.

MD.

21224

City

State

Zip Code

Representative to be Contacted:

SAME

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SW Date 6-18-99

Case No. 99-2515A

Zoning description for 7103 Eastern Avenue .

Beginnig at the point on the north side of Eastern Avenue which is 75 feet wide at the distance of 132 feet south of the centerline of the nearest improved intersecting street 47th which is 50 feet wide.

Being Lot # 604 # 605 #606

Block # Section # 4 in the subdivision of Grace Land Park
as recorded in the Baltimore County Plat Book #6 Folio #122
containing 9675 square feet. Also known as 7103 Eastern Avenue
and located in the 12 th district Election district, 7th councilmanic district.

515

99-515-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-515-A

7103 Eastern Avenue

NEC Eastern Avenue and 47th Street

12th Election District - 7th Councilmanic District

Legal Owner(s): Christina L. & Joseph J. Lamb, Sr.

Variance: to permit a pool to be located in an area of the rear yard (corner lot) not in the third farthest removed from any street; for accessory structures to occupy more than 50% of such third; for fencing to have a height of 6 feet in lieu of the required 3.5 feet abutting a neighbor's front yard; and a fence of 3.5 feet in height in lieu of the permitted 3 feet at the intersection of two public streets.

Hearing: Thursday, August 5, 1999 at 2:00 p.m. in Room 106, County Office Bldg., 111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JTU/7/6/11 July 29

C327037

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/22/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/20/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **06989**

DATE 6.15.99 ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED J. LAMB FROM: 7103 EASTERDAVE Ave,

FOR: (010) VAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

99-515-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS	ACTUAL	TIME
6/18/1999	6/19/1999	12:53:65
REC 0605	CASHIER NOTE MES JOURNAL	5
Dept 5	528 ZONING VERIFICATION	U/LH
Receipt #	107827	
CR 10.	069896	
Receipt Tot	50.00	
50.00 CR	.00 CR	
Baltimore County, Maryland		

CERTIFICATE OF POSTING

RE: CASE # 99-515-A
PETITIONER/DEVELOPER:
{Joseph J. Lamb}
DATE OF Hearing
{Aug. 5, 1999}

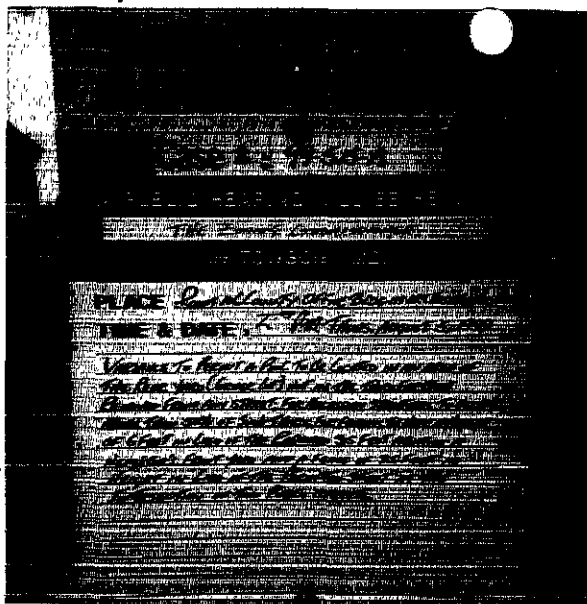
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
7103 Eastern Ave. Baltimore, Maryland 21224_____

The sign(s) were posted on_____ 7-20-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr.
[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 12, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-515-A
7103 Eastern Avenue
NEC Eastern Avenue and 47th Street
12th Election District – 7th Councilmanic District
Legal Owner: Christina L. & Joseph J. Lamb, Sr.

Variance to permit a pool to be located in an area of the rear yard (corner lot) not in the third farthest removed from any street; for accessory structures to occupy more than 50% of such third; for fencing to have a height of 6 feet in lieu of the required 3.5 feet abutting a neighbor's front yard; and a fence of 3.5 feet in height in lieu of the permitted 3 feet at the intersection of two public streets.

HEARING: Thursday, August 5, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon
Director

c: Christina & Joseph Lamb, Sr.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 21, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 20, 1999 Issue – Jeffersonian

Please forward billing to:

Joseph & Christina Lamb
7103 Eastern Avenue
Baltimore, MD 21224

410-285-4535 (home)
302-652-8112 (work)

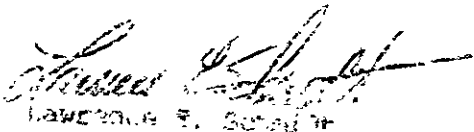
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Lawrence E. Schmidt

54
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 515
Petitioner: JOSEPH & CHRISTINA LAMB
Address or Location: 7103 EASTERN AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME
Address: _____

Telephone Number: H - 410-285-4535 W - 302 652 8112

Revised 2/20/98 - SCJ

44-515-A - 16



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 30, 1999

Mr. & Mrs. Joseph Lamb, Sr.
7109 Eastern Avenue
Baltimore, MD 21224

Dear Mr. & Mrs. Lamb:

RE: Case Number 99-515-A, 7103 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 18, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on the case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

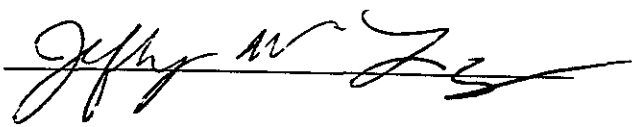
Date: July 12, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 507, 510, 511, 512, 513, 515, 518, 521, 522, and 523

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: 

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 13, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 12, 1999
Item No. 515

The Bureau of Development Plans Review has reviewed the subject zoning item. The proposed fence shall not interfere with the line of sight.

RWB:jrb

cc: File

ZAC07129.515

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: June 30, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - JT
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 515
PETITIONER: Christina L. Lamb & Joseph J. Lamb, Sr.

VIOLATION CASE NO.: 98-5308

LOCATION OF VIOLATION: 7103 Eastern Avenue
NEC Eastern Boulevard and 47th Street

DEFENDANT(S): Christina L. Lamb & Joseph J. Lamb, Sr.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/jt/lmh

99-515-A

Les
8/5

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 12, 1999

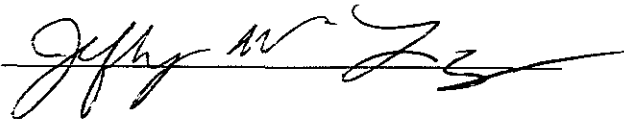
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Section Chief:



AFK/JL

RE: PETITION FOR VARIANCE
7103 Eastern Avenue, NEC Eastern Ave and 47th St
12th Election District, 7th Councilmanic


Legal Owner: Joseph J. & Christina L. Lamb
Petitioner(s)

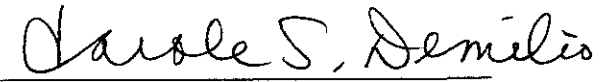
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-515-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of July, 1999 a copy of the foregoing Entry of Appearance was mailed to Joseph J. & Christina L. Lamb, 7109 Eastern Avenue, Baltimore, MD 21224, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Public Works

Bureau of Traffic Engineering
& Transportation Planning
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3554
Fax: 410-887-5784

July 23, 1999

Mr. Joseph Lamb
7109 Eastern Avenue
Baltimore, Maryland 21224

Dear Mr. Lamb:

This is in response to your recent phone conversation with Jim Gullivan, of this office, regarding a possible sight distance problem caused by a fence that was recently installed on your property at the southeast corner of 47th Street and Eastern Avenue Service Road. A sight distance survey was conducted which revealed that the sight distance was marginal when measured from a point 8 feet back from the point of intersection where 47th Street meets Eastern Avenue Service Road. However it still exceeded stopping sight distance requirements for travel speeds in excess of the posted speed limit on Eastern Avenue Service Road.

The first fence post east of 47th Street slightly limits a motorist's view of westbound vehicles on Eastern Avenue Service Road. Therefore, we suggest that the aforementioned fence post be relocated approximately 1 foot south of its present position to provide an adequate sight line to see approaching traffic travelling at prevailing speeds, which are higher than the speed limit. If this were done, we feel the location of the fence would not interfere with normal traffic operations at this intersection.

Should you have any further questions, please don't hesitate to call either myself or Jim Gullivan at (410) 887-3554.

Very truly yours,

A handwritten signature in black ink, appearing to read "Stephen E. Weber".

Stephen E. Weber, Chief
Division of Traffic Engineering

SEW:JG:dll

T.E.# 12-5162 Eastern Avenue Service Rd.
12-5165 47th St.

H:\Bureaus\Traffic\Documents\jg072399c1.doc

Come visit the County's Website at www.co.ba.md.us



STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

500 N. CALVERT STREET

BALTIMORE, MARYLAND 21202

FAILURE TO RENEW BY 1999-06-30 MAY RESULT IN ADDITIONAL FEES.

**JOSEPH J LAMB SR
LAMB CONTRACTING
01-68926
7109 EASTERN AVENUE
BALTIMORE**

LICENSE CATEGORY: CONTRACTOR/SALESMAN

REGISTRATION NUMBER: 68926

**BRANCH OFFICE #:
(FOR REAL ESTATE RENEWAL ONLY)**

FEE: 186.50

EXPIRATION DATE: 2000-10-26

MARYLAND HOME IMPROVEMENT COMMISSION

DO NOT RETURN THIS CARD WITH YOUR FEE -- READ ENCLOSED INSTRUCTIONS

DLR/OP/ELI/TN

This is a collection of signatures in favor of a Variance located at 7103 Eastern Avenue in the 12th Election District - 7th Councilmanic District, case # 99-515- A. By signing below, we acknowledge that the "Notice Of Zoning Hearing" letter has been read, and the proposed plans submitted to Baltimore County for consideration have been reviewed.

- 1 William & Linda Dunbar 504 47th St 21224
- 2 Ray Leetner 510 47th St.
- 3 Mary Mrs Mike Hubbe 503 47th St
- 4 CARLOS A. PULGAR 505 47th St.
- 5 Sofia Vorkovlas 513. 47th St.
- 6 Maxine Geize 7111 Eastern ave
- 7 Maxine Geize 7111 Eastern ave.
- 8 Kathryn Jones 7203 Eastern Ave
- 9 Margaret Dunkel 527 S. 47th St.
- 10 Andrews Handwells 519 47th St
- 11 Raffy Nondrydis 519 47th St
- 12 Eve Maxwell 521 47th St
- 13 John Tr 523 47th St
- 14 Rene Rodesh 507 S. 47th St
- 15 Laura M. Wash 507 S. 47th St
- 16 John S 512 47th St
- 17 LEMONIA SISKOL 512 47th St.
- 18 Ethimia Makris 508 47th St
- 19 Michael Morris 508 47th St

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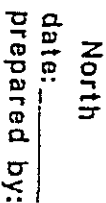
39	<u>Ann Jones</u>	546	47 TH St	
40	<u>Mark J. 3rd</u>	546	47 TH St.	
41	<u>Cynthia Menden</u>	542	47 th St.	
42	<u>John Keller</u>	568	547 th St	2824049
43	<u>Deborah Teske</u>	523	4 th St	
44	<u>John J. Taylor</u>	523	4 th St	
45	<u>Walter Kell</u>	569	47 th St	
46	<u>John W. Strong</u>	585	47 th St.	21224
47	<u>Robert R. Smith</u>	572	47 th St	21224
48	<u>Mary Smith</u>	572	47 th St	21224
49	<u>Robert Lange</u>	574	- 47 th St	21224
50	<u>Kelly Broedelmeier</u>	576	47 th	
51	<u>Catherine White</u>	576	47 th St Balto	21224
52	<u>Kathy Wood</u>	561	47 th St.	21224
53	<u>Janet Grossman</u>	554	47 th St	21224
54	<u>Theodore Shinsky</u>	556	547 th St	21224
55	<u>Madeline Shinsky</u>	556	S. 47 th St.	21224
56	<u>Karen Martin</u>	7100	East Ave	21224

see pages 5 & 6 of the CHECKLIST for additional required information

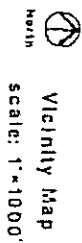
Subdivision name: GRACE LAND PARK

plat'book # _____, folio# _____, lot # _____, section# 4

OWNER: Joseph & Christina Lamb



Scale of Drawing: 1"= 25'



Election District: 12

Councilman District: **7**

1"=200' scale map#:

Zoning: DR S.S. 9675

Lot size: acreage square feet

public private

SEWER:

WATER

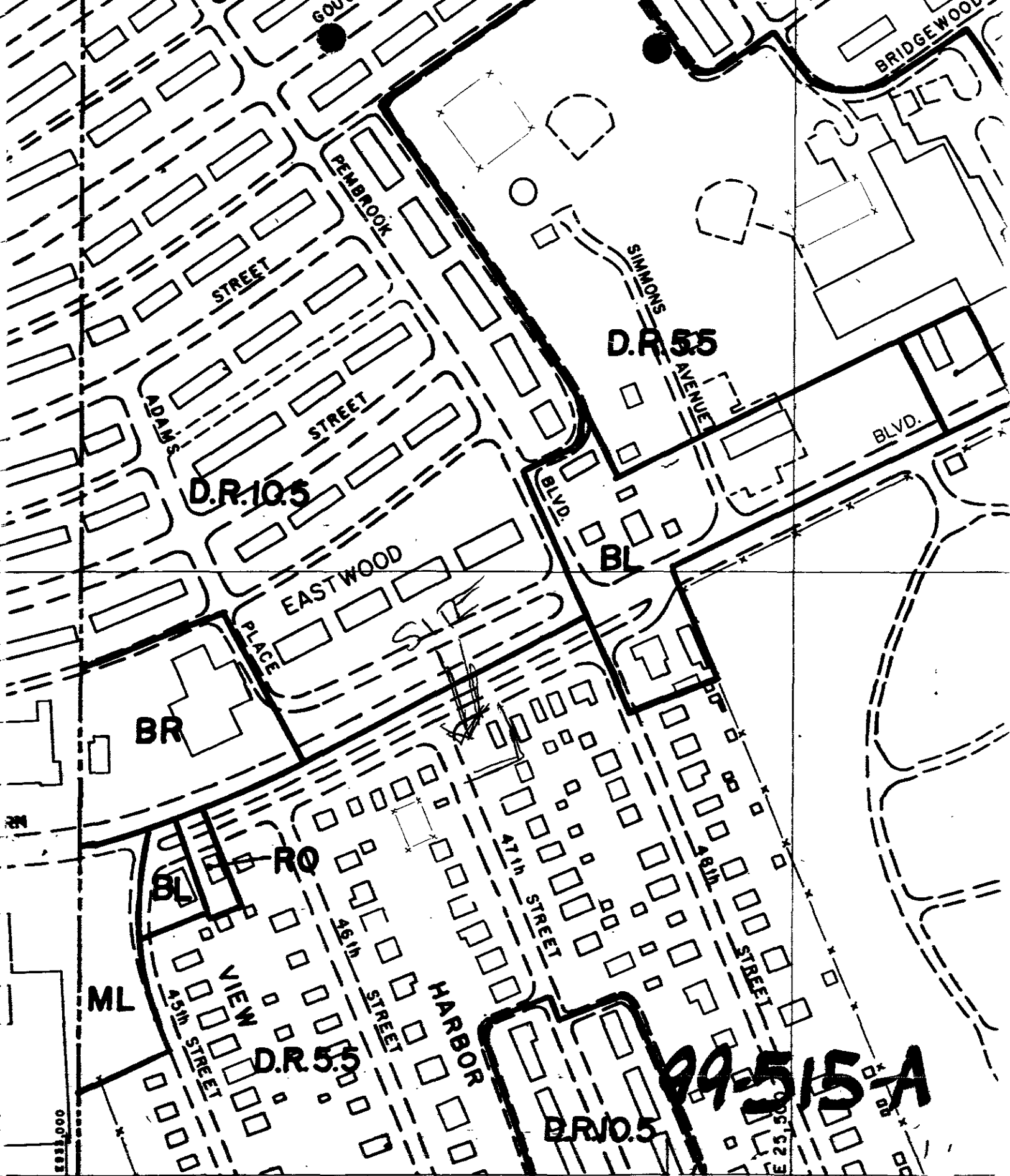
Chesapeake Bay Critical Area:

Zone

Zoning Office USE ONLY

reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

2m 515



I-SW
E-NW

SE 1-E S15

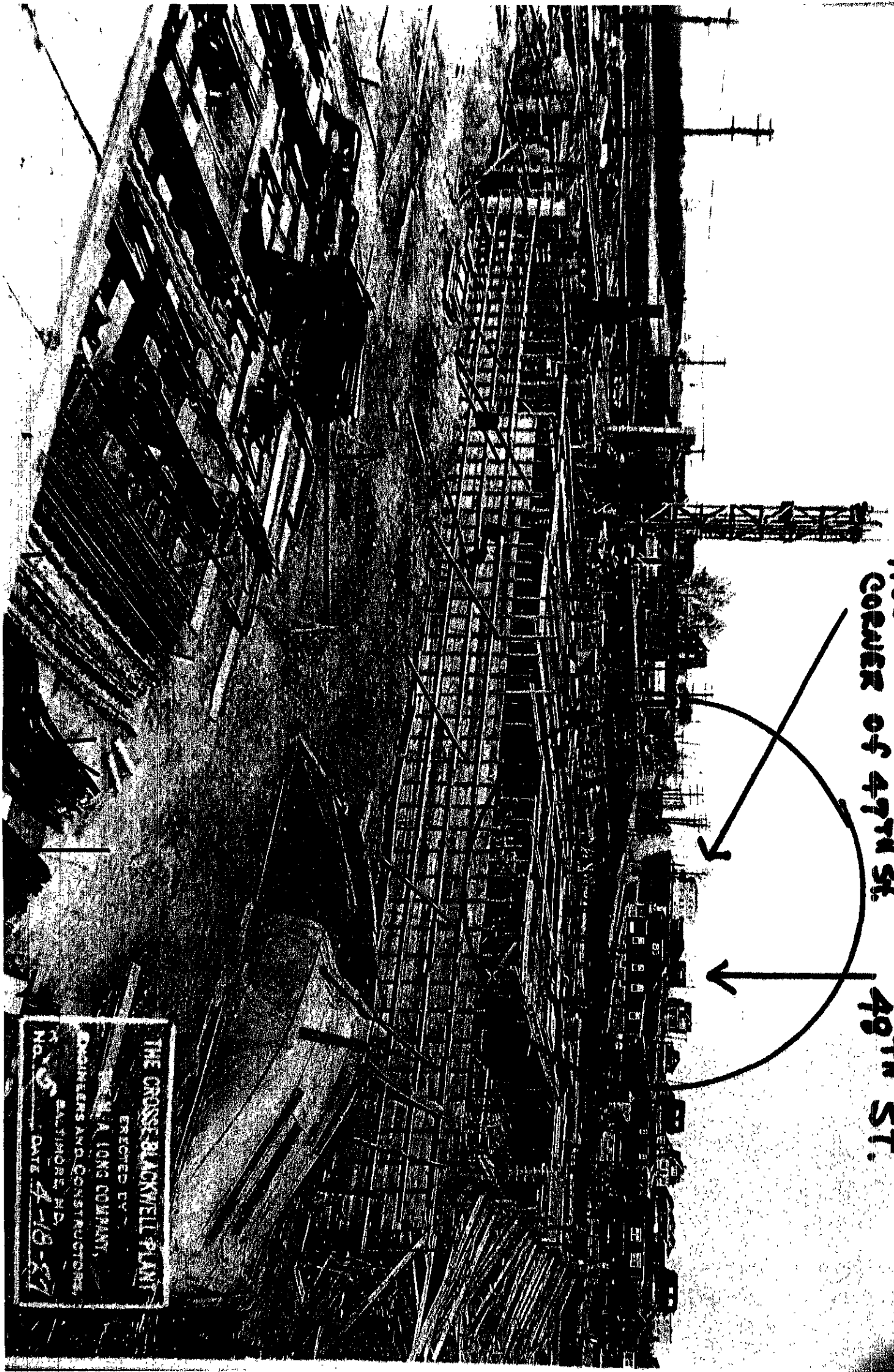
DNE - COPY

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

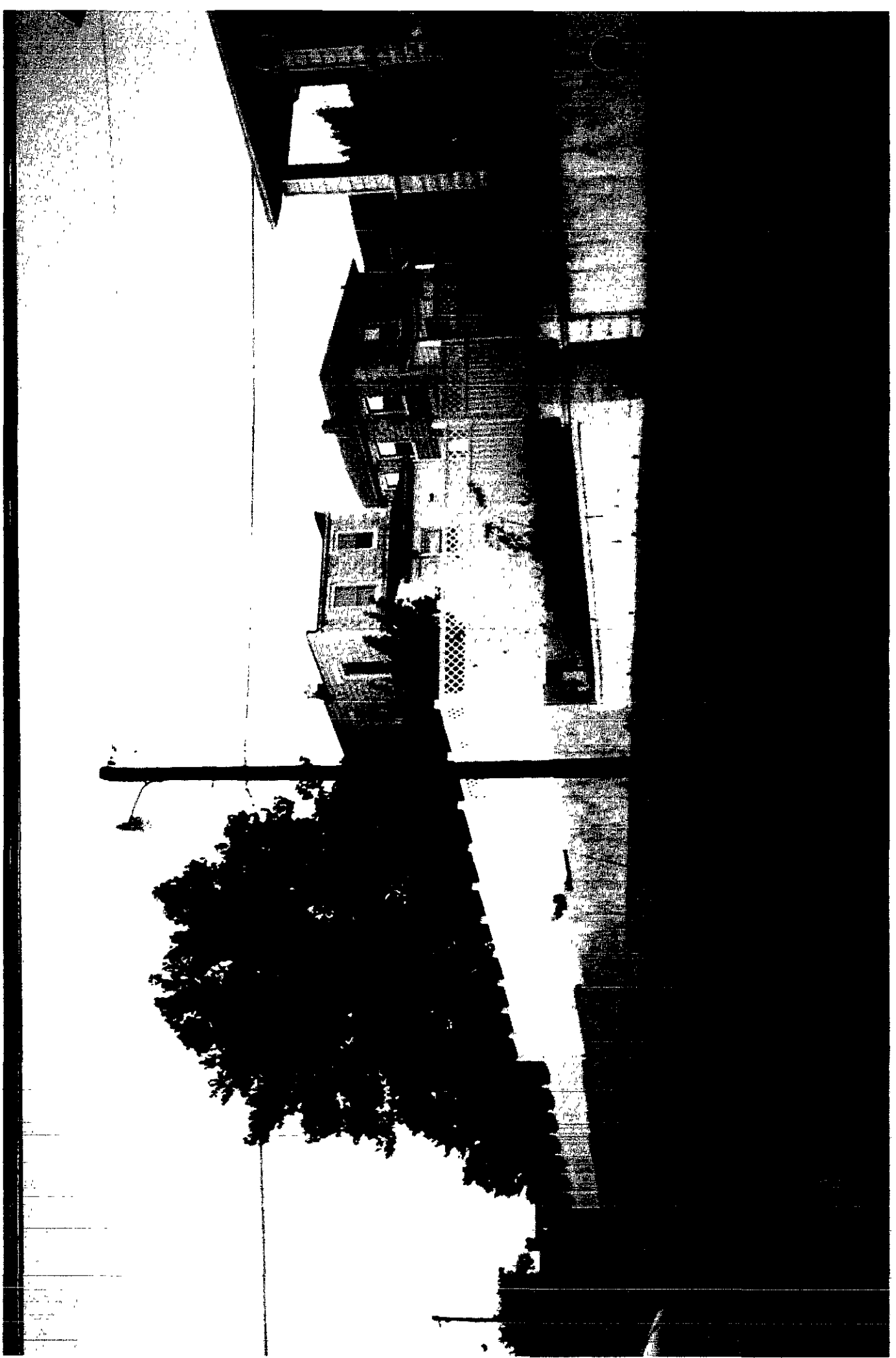
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

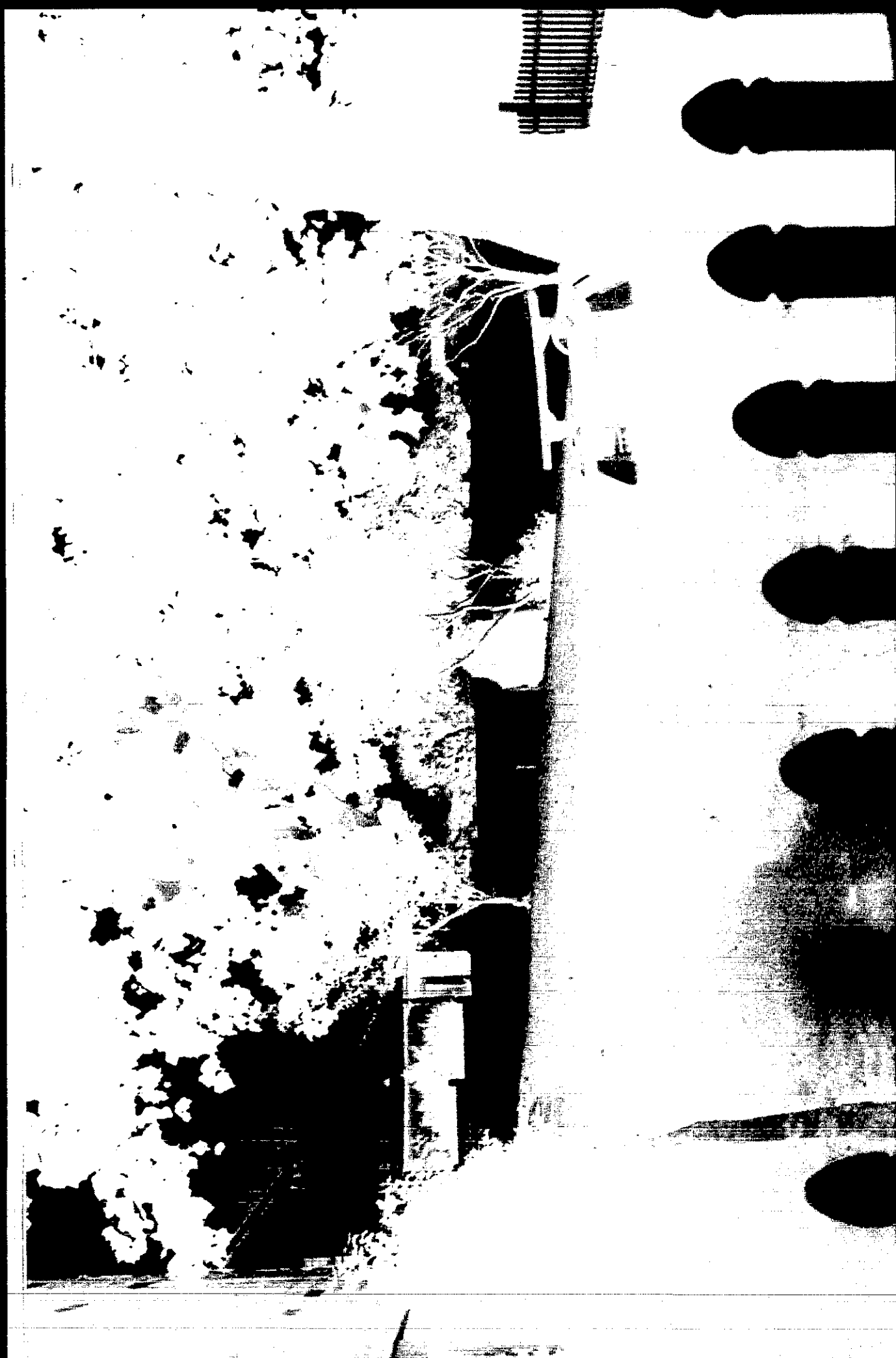
7103 EASTERN AVE
CORNER OF 47TH ST.

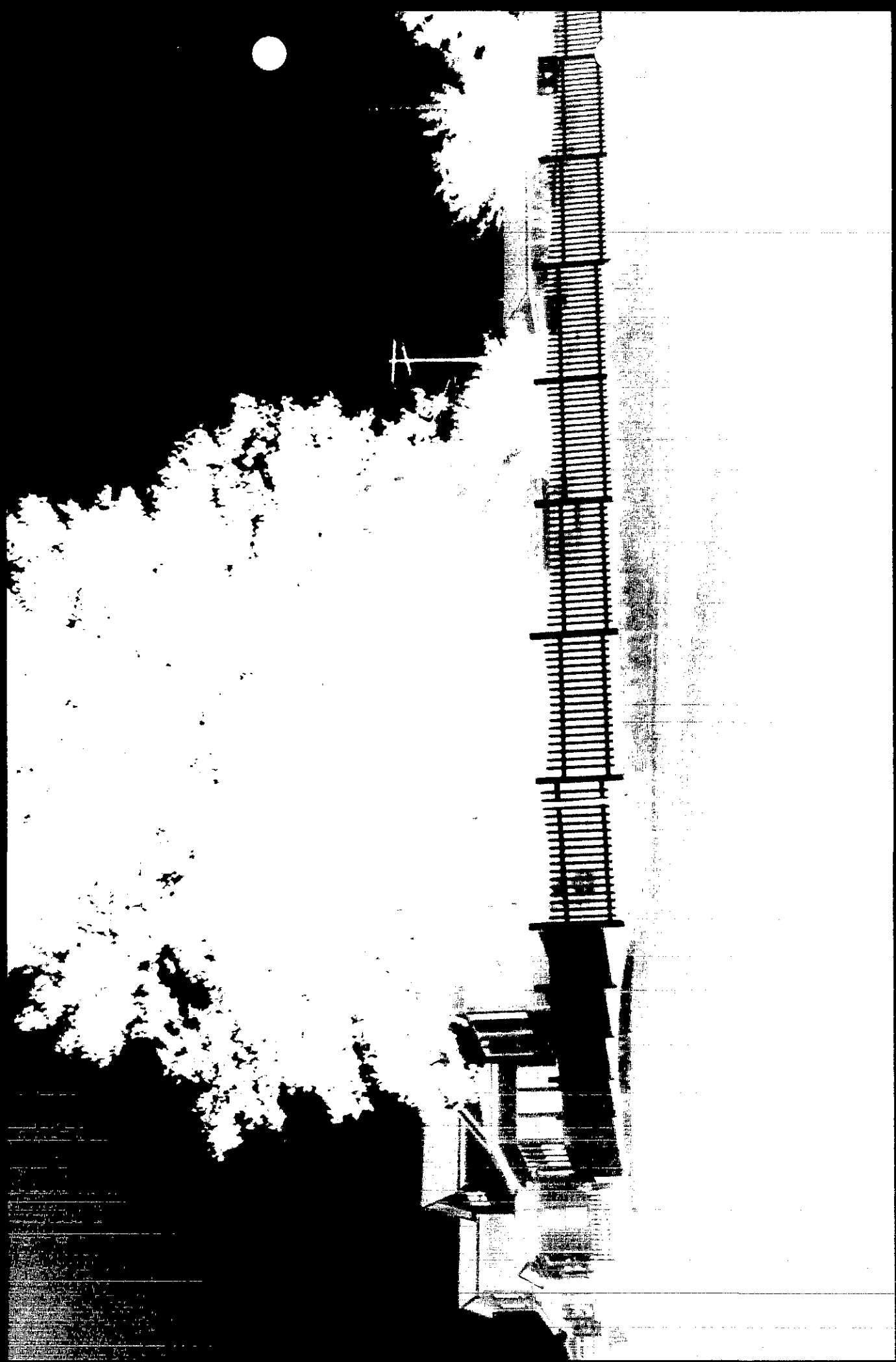
48TH ST.

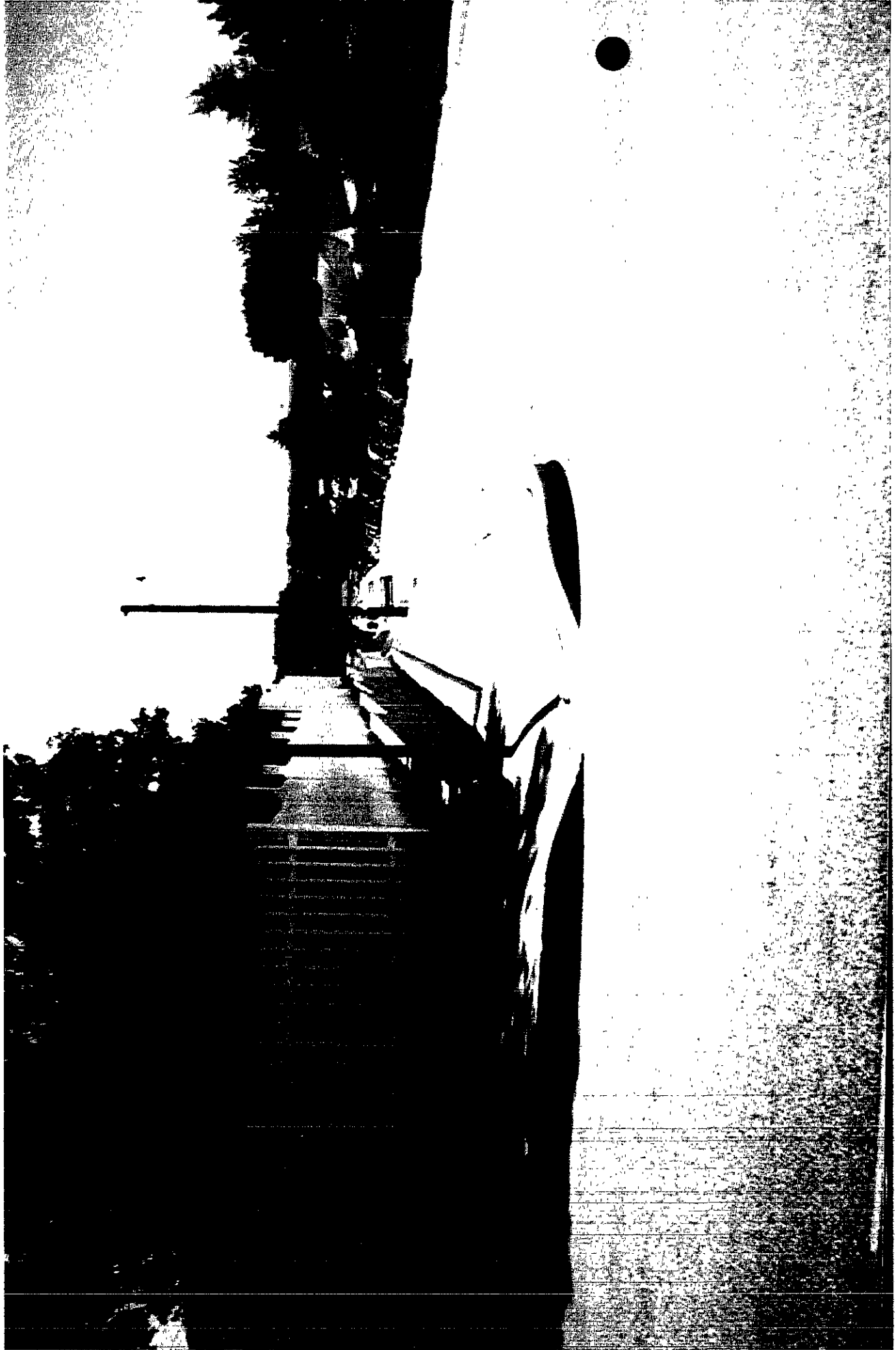


THE CROSS-BLACKWELL PLANT
ERECTED BY
THE M. A. LONG COMPANY,
ENGINEERS AND CONSTRUCTORS,
BALTIMORE, MD.
No. 5 DATE 4-16-37















Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

PHOTOGRAPHS







